



**City Council
Pre-Agenda Meeting
September 12, 2006
4:00 p.m.**

The regularly scheduled Pre-Agenda Meeting of the Trinity City Council was held on Tuesday, September 12, 2006 at Trinity City Hall, Trinity, NC 27370.

MEMBERS PRESENT: Mayor, Fran Andrews; Council members Karen Bridges, Phil Brown, Barbara Ewings, Bob Labonte, Dwight Meredith Edith Reddick, and Miles Talbert.

MEMBERS ABSENT: Council member Barry Lambeth

OTHERS PRESENT: City Manager Ann Bailie; City Attorney, Bob Wilhoit; City Planning/Zoning Code Enforcement Administrator, Adam Stumb; City Engineer, Randy McNeill; City Clerk/Finance Officer, Debbie Hinson; news media; and other interested parties.

ITEM 1. Welcome

Mayor Andrews called the September 12, 2006 Regular Pre-Agenda Meeting of the Trinity City Council to order at 4:00 pm and welcomed everyone present.

ITEM II. Invocation

The invocation was given by Council member Reddick.

III. Proposed items for the Sept. 19, 2006 Regular Meeting of the Trinity City Council

Recognition

1. Recognition of Ricky Cranford for earning Royal Rangers Gold Medal of Achievement

Motion to add to the September 19, 2006 Regular Meeting by Council member Brown, seconded by Council member Talbert and approved unanimously by all Council members present.

Public Hearing

2. Presentation of Trinity's Stormwater Management Plan (Diana Schreiber)
- 2A. Resolution of Intent to join the Piedmont Triad Water Quality Partnership

Motion by Council member Bridges to add both items 2 and 2-A to the September 19, 2006 Regular Meeting, seconded by Council member Ewings and approved unanimously by all Council members present.

Consent Agenda

3. Consideration of minutes: August 8, 2006 Pre-agenda Meeting
4. Consideration of minutes: August 15, 2006 Regular City Council Meeting
5. Consider Service Contract for heating/air conditioning maintenance

Motion by Council member Bridges to add items 3, 4, and 5, to the September 19, 2006 Regular Meeting, seconded by Council member Talbert and approved unanimously by all Council members present.

Unfinished Business

6. Consider adoption of law enforcement agreement with Randolph County Sheriff's Office.

Attorney Wilhoit advised Council this was the final draft approved by the County. Council member Reddick discussed the reimbursement amount shown in the contract and asked if this amount would remain the same or if the County would pro-rate the amount due.

Manager Bailie advised members that the City based this figure using \$17.00/per hour for the total amount of time and could be changed. Attorney Wilhoit advised Council that the agreement would become effective on the date of signing and not the date where negotiations began. We can ask that this figure be changed to reflect a pro-rated figure based upon the date of execution.

It was by consensus that the sentence be added that the fees be pro-rated based upon the date of execution of the agreement.

There was further discussion concerning the sections addressing the services performed and who was responsible for scheduling the duties of the deputy. Attorney Wilhoit advised members that the deputy would be working for the County and all scheduling would come from the County. Any citizen whether Council or not has the right to ask that the deputy check out a concern, however, the deputy will still work under the County and will be controlled by the County.

After further discussion, ***Council member Talbert moved to make a motion to approve the contract tonight with amended language to be included in the contract, and seconded by Council member Bridges.*** Prior to the vote, Attorney Wilhoit advised members that what they were voting on tonight was to execute this agreement and submit it to the County for execution.

Council members also discussed their concerns about speeding and the need for better traffic control which is handled by the State Highway Patrol.

After discussion, Mayor Andrews called for vote on the above motion. ***The motion and second was approved unanimously by all members present.***

New Business

7. Funding request from Archdale-Trinity Community Band
Motion by Council member Talbert to add this item to the September 19, 2006 Regular Meeting, seconded by Council member Brown and approved unanimously by all members present.

8. PART Resolution

Manager Bailie advised Council that Mr. Brent McKinney, executive director of PART spoke with the County Commissioners in September and explained their options to get bus service into the County. Interest in the program has been expressed in Trinity, Randleman, and Archdale. If the County Commissioners authorize PART to collect taxes on short term rentals of vehicles and motorcycles, there is no cost for the cities or counties to get the Park and Ride lots in the communities. The County Commissioners are expected to take action on the request from PART in October. This Resolution supports PART in their attempt to get a revenue stream from Randolph County and encourages the County Commissioners to grant that taxing authority to PART.

Motion by Council member Bridges to add this item to the September 19, 2006 Regular Meeting Consent Agenda, seconded by Council member Brown and approved 6 to 1 with Council member Labonte voting nay.

9. Annexation Petition A-2006-1: Consider directing City Clerk to investigate sufficiency of petition

Manager Bailie advised Council that a petition had been received for annexation of the Donnie Sumner property. This is request is for approximately ½ of the entire property. They have asked for rezoning for RM (residential mixed) and to include some community shopping.

Council members discussed the proposed Long Range Plan and the land use that was defined in this plan for this area as well as comments from the developer concerning the density that he wished to use in his development. Also

discussed were comments that were made to persons who voted to approve the Bond Referendum and the feelings of obligations to provide services as promised at that time.

Council members, Mayor Andrews, and Manager Bailie discussed the density requested by the developer and the need to control the type of growth allowed in Trinity. Members also discussed the possible location of the new schools in conjunction with this item.

Manager Bailie also discussed the commitment made to the City of Thomasville to pay the City's share of the debt for the upgrades to the Wastewater Treatment Plant and shared with Council that it would take 1,811 residents tied onto the system to make this payment. The City of Trinity has strong financial reasons to grow.

After further discussion, *Council member Brown made a motion to stop this process now and not to allow this request to proceed, seconded by Council member Talbert. The vote was 3 Aye to stop and 4 Nay (not to stop this process) and the motion failed to pass. The vote was as follows:*

Aye(stop the process/do not continue)

*Council member Brown
Council member Talbert
Council member Meredith*

Nay(do not stop the process at this time)

*Council member Bridges
Council member Ewings
Council member Labonte
Council member Reddick*

At this time, Council member Bridges made a motion to allow the Clerk to investigate the Petition of Sufficiency, seconded by Council member Labonte and approved by a 4 to 3 vote as follows:

Nay (no certificate of sufficiency)

*Council member Brown
Council member Talbert
Council member Meredith*

Aye (ask Clerk to proceed with certificate of sufficiency)

*Council member Bridges
Council member Ewings
Council member Labonte
Council member Reddick*

10. (tentative) Purchase of state-owned property for Phase 2 pump station

Manager Bailie asked members if they would like to add this item to the Consent Agenda. Mr. Peele has reached an agreement with the State concerning property owned by them. This property will be used for one (1) of the Pump Station sites. The price settled upon was \$4,5000.00. This is well below the tax value of this property.

Motion by Council Meredith to place this item on the September 19, 2006 Consent Agenda, seconded by Council member Brown and approved unanimously by all Council members present.

11. Award construction contract for Phase 2 Sewer Project

Mr. McNeill advised Council members that bids for this project would be opened on Thursday at 2:00 pm for anyone who would like to attend.

Motion by Council member Ewings to add this item to the September 19,2006 Regular Meeting Agenda, seconded by Council member Labonte and approved unanimously by all Council members present.

12. (tentative) Award construction contract for Cold Brook Ct. Paving Project

Mr. McNeill advised members that bids for this project would be opened on Monday, September 18, 2006 and should be ready for Council action on Tuesday, September 19, 2006.

Motion by Council member Talbert to add this item to the September 19, 2006 Regular Meeting Agenda, seconded by Council member Ewings and approved unanimously by all Council members present.

13. Wastewater Projects Update (Randy McNeill, Davis-Martin-Powell & Assoc.)

Mr. McNeill discussed the Colonial Heights project with Council. This project is substantially complete and ready to receive sewer. The contractor has discovered that some of the pumps had the wrong parts inside and was corrected yesterday. After we approve the repair that was completed for this we will write a letter to Manager Bailie that we initiate the process of advising property owners they may now hook onto the system. We will check out the pump station with clean water prior to putting sewer in it.

Motion by Council member Meredith to add this item to the September 19, 2006 Regular Meeting Agenda, seconded by Council member Brown and approved unanimously by all Council members present.

IV. Report from the 10-year Anniversary Committee

Mayor Andrews advised members that this committee met last week concerning our 10 year anniversary celebration. We decided to hold this on June 30, 2007 at Braxton Craven School. We will meet again the 1st Tuesday in October at 5:15 at City Hall if any of you would like to join this committee.

V. Thoroughfare Overlay (discussion)

Mayor Andrews asked if Council would like to add this to the Agenda for September and continue this discussion as we have in the past as the last item on the Agenda.

Manager Bailie discussed the Hadley Park development that would come to Council at their October Meeting. These developers plan to hold a Community Meeting on Monday, September 5, 2006 prior to the Planning/Zoning Board on September 26, 2006.

VI. Developer-built extensions to the City's sewer system (discussion)

- **Reimbursements**
- **Assistance with easement acquisitions**

Reimbursements

Manager Bailie advised Council members that she had discussed these items with the Infrastructure Committee. The first item reimbursements dealt with the possibility of developing a policy whereby developers extend sewer into a development could they get some type of reimbursement for those that hook on. To offer something like this the City would have to institute a new fee which would raise the price of sewer for everyone. This would be tough to administer. ***The Infrastructure Committee recommended that we not pursue a policy to reimburse the developer.***

After a brief discussion, ***Motion by Council member Ewings not to pursue this policy, seconded by Council member Brown and approved unanimously by all Council members present.***

Assistance with easement acquisitions

Manager Bailie advised Council this would be used by developers who purchased property and planned to connect to our system and continue the system as addressed in our Sewer Use Policy whereby the developer must stub out the sewer in such a place that will allow it to be continued. If the developer needed to go outside of their property when installing sewer and could not acquire the easements necessary to make it work from another property owner, would the City be willing to use its power of Eminent Domain to acquire these easements? The developer would be responsible for all costs.

After discussion concerning the need for this Manager Bailie asked Council if they would like for the Infrastructure Committee to work on a policy concerning this item.

Consensus from Council members for Infrastructure Committee to work up policy.

VII. Extraterritorial Jurisdiction (discussion – time permitting)

Manager Bailie advised members this came up as a result of meeting between the City of Archdale Utilities Committee, Council members Lambeth and Meredith and Mayor Andrews. It was their feelings that Trinity needed to get some type of ETJ in place. Mr. Stumb discussed this with the Planning/Zoning Board last month and they recommended approval of a 1 mile ETJ.

Mr. Stumb advised members that ETJ allows the city to enforce its development ordinances outside its City boundaries. He discussed the 1 mile limit and the fact that it needed to follow a line that could be easily identified.

Mr. Stumb and Mr. McNeill discussed the current ETJ currently in place by the City of Archdale. They have been to the state legislature and have increased their ETJ to 2 miles.

ETJ controls growth and what is being built outside of the City Limits that will be leading into the City of Trinity. Archdale has their ETJ and is actively annexing on a voluntary basis property expanding their City Limits.

Basic steps to enacting the ETJ are as follows:

1. Determining the Boundary (1 mile limit)

2. Noticing the persons that would come into the ETJ and zoning the properties to the City Zoning. In most cases this would be very similar to the Randolph County Zoning.

3. Securing County Approval.

4. Approval of the Boundary (1 mile limit)

If ETJ is approved you have to appoint a member from that area to the Planning/Zoning Board to give that area representation on the board.

After further discussion, *Council member Talbert made a motion to table this item until the October Pre-Agenda Meeting, seconded by Council member Brown and approved unanimously by all Council members present.*

VIII. Business from Mayor and Council

Mayor

Mayor Andrews asked all Members to write down what they would like to have set as controls over site plan development by Council meeting.

IX. Business from City Manager

NCLM

To be held October 17, 2006 in Greensboro. Please advise if you would like to attend so that we can get you registered.

Official Population

We received this report this week and our official population to date is 6,880. This is an increase of 50 from last year.

Conference with Turnpike Industrial Park

This meeting will be 1 week from Thursday on September 21, 2006.

Land Development Plan

Open House for the Land Development Plan this Thursday, September 14, 2006 from 5:30 to 8:00 at the Trinity Memorial United Methodist Church.

Staff News

Mr. Stumb graduated from the Archdale-Trinity Leadership Program on August 31, 2006. He will also be cycling to the beach in a fund raiser for MS.

X. Closed Session pursuant to GS 143-318.11 (3) to consult with City Attorney.

Mayor Andrews called for a motion to enter into Closed Session.

Attorney Wilhoit asked that Mr. McNeill be allowed to remain in Closed Session.

Motion by Council member Ewings to go into Closed Session pursuant to GS 143-318.11 (3) to consult with City Attorney, seconded by Council member Ewings, and approved unanimously by all Council members present.

Motion to return to Open Session by Council member Ewings, seconded by Council member Brown and approved unanimously by all Council members present.

** No action was taken in Closed Session.**

XI. Adjournment

With no other business to discuss, ***Motion by Member Talbert to adjourn the September 12, 2006 Pre-Agenda Meeting at 5:31 pm, seconded by Council member Bridges and approved unanimously by all Council members present.***

These minutes were approved as written by the Trinity City Council at their Regularly Scheduled Meeting held October 17, 2006 upon motion by Council member Brown, seconded by Council member Meredith and approved unanimously by all Council members present.

Fran Andrews, Mayor

Debbie Hinson, City Clerk

Date _____

Date

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